

**ORDINANCE NO. 2014-03  
SKY RANCH LODGE ZONE CHANGE  
PZ13-00014 (ZC)**

**AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, REZONING THAT PROPERTY DESCRIBED HEREIN FROM ITS PRESENT DESIGNATION OF CF (COMMUNITY FACILITY) TO L (LODGING); ESTABLISHING CONDITIONS OF SUCH REZONING; DIRECTING THE AMENDMENT OF THE ZONING MAP UPON COMPLETION OF ALL ZONING CONDITIONS SET FORTH HEREIN; PROVIDING THAT ALL ORDINANCES OR PARTS OF ORDINANCES OR ANY PART OF THE LAND DEVELOPMENT CODE IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE SHALL BE REPEALED UPON THE EFFECTIVE DATE OF THIS ORDINANCE.**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:

Section 1. Adoption by Reference

That certain document entitled “*Sky Ranch Lodge Conditions of Approval Dated April 22, 2014 (PZ13-00014)*”, that was made a public record pursuant to A.R.S. § 9-802, as *Exhibit A* to Resolution No. 2014-07 of the City of Sedona, Arizona, is referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2. Description and Rezoning

The subject property consists of a portion of Yavapai County Assessor’s Parcel 408-27-001, containing approximately 12.16 acres, and is located at 1105 Airport Road in Sedona, Arizona. The owner/applicant desires to rezone the property from CF (Community Facility) to L (Lodging) to allow for expansion of the existing hotel with 40 new lodging units, a meeting facility, two new affordable housing units, and various site improvements, including on-site wastewater treatment facility, in-ground swimming pool, new parking spaces, and landscaping.

The subject property is hereby rezoned from Community Facility (CF) to Lodging (L) upon completion of all conditions as set forth in *Exhibit A* to Resolution 2014-07.

Section 3. Zoning Map


The zoning maps of the City of Sedona shall be amended to reflect this zoning change, and at least three (3) copies of the map shall be kept in the office of the City Clerk for public use and inspection.

Section 4. Repeal

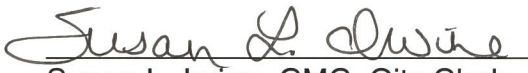
All ordinances and parts of ordinances in conflict with this Ordinance are repealed to

the extent of such conflict.

PASSED AND ADOPTED by the Mayor and City Council of the City of Sedona, Arizona, this 22<sup>nd</sup> day of April, 2014.

  
Robert M. Adams, Mayor

ATTEST:

  
Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

  
Mike Goimarac, City Attorney